

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES
June 10, 2014

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, June 10, 2014 at 2:00pm at the Fall Creek Information Center located at 7930 Fall Creek Bend, Humble, TX 77396 pursuant to notice attached hereto as Exhibit "A".

Board Members Present

Rusty Campbell
Fred Scibuola

Members not in attendance

Jennifer Johnson

Guests in Attendance

Debbie Greer, 7515 Stonebridge Creek Ln
Magdalena De La Torre, 14618 Wood Thorn Ct
Morgan Scott, 14619 Wood Thorn Ct
Javier Valenzuela, 14626 Wood Thorn Ct
Greg Currier, 7522 Trent Oaks Ln
Nick Norstrom, 7215 Bearden Falls Ln
Carmen Perez, 14607 Diane Manor Ln
Deanna Bell, 7430 Fall Creek Bend
Michelle Barry, 7225-Commons Walk Ln

PCMI

Sarah Hudson

I. CALL TO ORDER:

A quorum was established and Rusty Campbell called the meeting to order at 2:00 p.m.

II. ADOPT AGENDA

Homeowner Carmen Perez requested to bring before the board concerns regarding Greater Houston Pool Management contract and performance obligations. The board approved to add her concern to the Homeowner Concerns Forum portion of the agenda. All other items on the agenda were adopted as outlined.

III. HOMEOWNER CONCERNS / REQUESTS

1. The board reviewed and heard various propositions regarding the decision of closing the pedestrian gate on Stonebridge Creek Ln to Fall Creek Elementary School. After consideration of each aspect from both parties, the board agreed to keep pedestrian access gate open and at its current location. The following actions will be taken to help remedy some of the concerns addressed for closing the gate:
 - i. HOA contracted sheriff officers will communicate with Harris County to request "Parking On This Side Only" and "Slow Down Children Crossing" signs which will be displayed on the side of the walkway/fence. They will review the possibility of No Parking areas, but cannot confirm if that approach will be approved.
 - ii. HOA will request patrol officers to monitor the area the first few weeks of school in the morning and afternoon to warn and/or ticket any violators who are parked on the wrong side of the road, parked in driveways, or parked for an extended period of time.
 - iii. HOA will communicate with FCE Principal and request that the walker/car-rider policy be reinforced to deter people from using Stonebridge Creek Ln as the car-rider drop-off point. Greg Currier will also communicate with the FCE PTO to help reinforce the policy.
 - iv. HOA will communicate the walker/car-rider policy through the newsletter and website with a map showing the correct locations to drop off or walk students to FCE.
2. Carmen Perez presented concerns regarding some of the contract clauses with Greater Houston Pool Management. The Association's legal counsel, Roberts Markel Weinberg Butler Hailey, reviewed the contract in its entirety prior to execution and agreed that the Association's interests are protected. Ms. Perez presented additional performance concerns.

Many items are currently being addressed or have been resolved from the 2013 pool season. There is a very active Pool Committee who is working closely with Greater Houston Pool Management. PCMI will provide the contact information for the Pool Committee to Carmen Perez.

3. The board reviewed the private lesson policy at the amenities (pool, tennis court, fitness center).
 - i. Pool – private lessons are offered through GHPM. The group lessons have been filled out, so there are more opportunities for private lessons. Residents should contact GHPM to review available time slots. Residents are permitted to bring up to four guests per household. Those guests may be individuals that assist with swimming skills. No third party trainer payment transactions will occur on the Fall Creek HOA premises.
 - ii. Tennis Courts – Private lessons and regular resident use can be reserved through the Tennis Court Reservation System on www.fallcreeklife.com. Residents are asked to reserve only one tennis court at a time. Residents are permitted two guests at the tennis courts. Those guests may be individuals that assist with tennis skills. No third party trainer payment transactions will occur on the Fall Creek HOA premises.
 - iii. Fitness Center – Residents are permitted one guest. Those guests may be individuals that assist with equipment usage or exercise routines. No third party trainer payment transactions will occur on the Fall Creek HOA premises.
4. The board reviewed concerns brought forward regarding the Swim Team Home Meets and the traffic congestion at these meets. A request was presented to move Swim Team meets from Fall Creek HOA to a different location. The board supports the community Swim Team and they will continue to have up to three meets at Fall Creek HOA per year. The board will review providing traffic directional officers or shuttle busses for the next swim team season to assist with traffic issues.
5. The board reviewed a request by a homeowner for a pet-care facility that is proposed outside of the boundaries of Fall Creek HOA. Owners and their pets will need to access the proposed facility by entering the owner's property through Fall Creek HOA. The resident is requesting clarification on the deed restrictions regarding business activity. The board cannot make a statement that this is permitted, as excessive traffic that occurs within the property boundaries of Fall Creek HOA for a business entity (regardless of location) could be pursued as a violation of the restrictions.
6. The board heard a request to consider voting on removal of a board member who has three consecutive unexcused absences. The board agreed to table this matter to executive session and will report the decision upon adjourning from executive session.
7. Michelle Barry, representative of Amber Wood at Fall Creek, requested an update on the response to requested reimbursement for common area expenses. The information is still being reviewed by Fall Creek's legal counsel and will be communicating with Amber Wood at Fall Creek's legal counsel shortly.

IV. SECRETARY REPORT - APPROVAL OF MINUTES:

1. MAY 2, 2014 BOARD OF DIRECTORS MEETING MINUTES

- i. The board reviewed a draft of the meeting minutes from the May 2, 2014 Board of Directors Meeting.
 - a) Motion – Rusty Campbell
 - b) Second – Fred Scibuola

(1) Unanimous approval

***RESOLVED**, the board approved the May 2, 2014 Board of Directors Meeting Minutes as presented.*

V. TREASURER REPORT – FINANCIAL REPORT

1. The board received the financial report for May 2014.
2. Current assets were reported as \$3,128,069.28 with \$2,758,727.28 held in operating and investment accounts, \$324,273.12 held in the reserve fund, and \$45,068.88 as an outstanding liability due to Fall Creek HOA from Fall Creek Foundation Services.

3. Fall Creek HOA Total YTD Income was reported at \$2,467,664.57.
4. Fall Creek HOA Total YTD expenses were reported at \$823,184.53.
5. Serrano Creek/Fairway Crossing Income Total YTD was reported at \$137,424.99.
6. Serrano Creek/Fairway Crossing Total YTD expenses were reported at \$17,823.21.
7. Current assets for Fall Creek Foundation were reported at \$179,774.41 with YTD income at \$37,091.25.

VI. MANAGEMENT REPORT

1. The board reviewed the Action Item Report and provided updates on outstanding board action items.
 - i. The Board would like to review a different format for the community garage sale. The item was tabled to next board meeting to discuss with the Lifestyle Director on different options.

VII. UNFINISHED BUSINESS

1. PROPOSALS / CONTRACT RENEWALS
 - i. The board reviewed proposals submitted by CPA firms to conduct an audit for the years ending December 31, 2012 and 2013. The board approved Buddy Schorre, CPA to perform the audit at a total cost not to exceed \$9,000.
 - ii. The board reviewed proposals to deliver and lay 6" deep engineered wood fiber playground surfacing (kiddie cushion) at the main recreation park and small pocket park on Mesa Rd. The board approved McKenna Contracting to perform the service for \$7,540. They will also pressure wash the playground equipment for \$375.

VIII. NEW BUSINESS

1. The board ratified the following expenditures that occurred after the previous board meeting:
 - i. Shooter & Lindsay – install one Type III barricade 16' long at Fall Creek (dead end outside Rose Creek) \$1,740 (5/5/14)
2. The board unanimously approved the following proposals:
 - i. Reserve Advisors – Reserve Study Update TOTAL = \$3,400
 - ii. GHPM – 5 Acrylic Table Top Replacement TOTAL = \$1,086.30
 - iii. Center Point Energy – Install two decorative street lights at end of Mesa Rd (east end of cul-de-sac) TOTAL = \$2,168
 - iv. Risher Company – two additional events added to Lifestyle Director (Dive-In Movie and National Night Out) TOTAL = \$2,300 annual cost
3. The board agreed to table review of the Dog Park Rules to the next scheduled meeting.
4. The board reviewed topics that will be included in the 2014 Community Survey for Capital Improvements.
5. The board approved to utilize ACH Automatic Draft option for the association utility bills. This will be set up for electricity, gas, phone, cable/internet, and water.
6. The board approved to amend the by-laws, as permitted under Article VI Section F of the By-Laws and the Business Organizations Code Section 22.103(b), to increase the board membership to five seats. Three members will be appointed by the declarant, and two members will be elected by the membership at the 2014 Annual Meeting of Members. The resident members will serve for two years, staggered. Furthermore, the quorum requirements will be modified to include both class members for quorum requirements, and the quorum requirements will be reduced by half should quorum not be achieved initially.

A motion was made by Fred Scibuola and second by Rusty Campbell to enter executive session at 3:45 pm. Upon adjourning from executive session at 4:04 p.m. the board reported the following items which were decided or resolved during executive session.

IX. MAINTENANCE FEE COLLECTION STATUS UPDATE

1. PCMI reported delinquency through June 9, 2014 in the amount of \$235,154.35.

2. The board reviewed waiver requests submitted by three homeowners and provided PCMI with their decision and approval on the waiver amounts.

X. DEED RESTRICTION ACTION ITEMS

1. The board tabled review of deed restriction matters to the next scheduled board meeting.

XI. ITEM MOVED FROM HOMEOWNER CONCERNS/REQUESTS

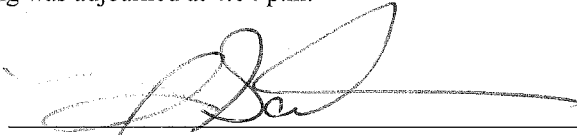
1. Request to vote removal of member from board due to absences.

After discussion, the board agreed not to hold this for a vote. The Declarant has the authority to appoint two members to the Board of Directors for representation. Should a matter where the unattended board meeting is needed to discuss an item, she is available by conference call to discuss such matter. At this time Mrs. Johnson will remain as the Declarant appointed board member for the Fall Creek Board of Directors.

ADJOURNMENT:

The next scheduled Board Meeting is to be held on Tuesday, July 8, 2014 at 2pm at the Fall Creek Information Center located at 7930 Fall Creek Bend Humble, Texas 77396.

There being no further business to discuss, the meeting was adjourned at 4:04 p.m.



Fred Scibuola - Secretary